



## BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

MAYOR  
Yaniv Aronson

BOROUGH COUNCIL  
Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Robert Stokley, Senior Member  
Anita Barton, Member  
James Griffin, Member  
Jane Flanagan, Member  
Karen Tutino, Member

Stephanie Cecco  
Borough Manager

### ZONING NOTICE

**SEPTEMBER 29, 2020 ZONING HEARING BOARD MEETING TO OCCUR VIA REMOTE MEANS**

#### **ZONING HEARING Z-2020-09**

NOTICE IS HEREBY given that the Conshohocken Zoning Hearing Board will conduct a public hearing on September 29, 2020 at 7:00 p.m. prevailing time via remote means. The public is encouraged to participate as set forth below.

This meeting will be held using a Go-To-Meeting Platform. To the extent possible, members of the Conshohocken Zoning Hearing Board and Borough staff/professionals will participate via both video and audio. (INSTRUCTIONS ON SECOND PAGE)

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following request.

PETITIONER: Alexander Frazier  
408 W. 6<sup>th</sup> Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 408 W. 6<sup>th</sup> Avenue, Conshohocken, PA 19428  
Borough Residential 1

OWNER OF RECORD: Alexander Frazier & Jessica Materin  
408 W. 6<sup>th</sup> Avenue, Conshohocken, PA 19428

The Petitioner is requesting a variance from the Borough Zoning Code Section 27-1002 – Permitted Uses, Section 27-1005.G – Maximum Impervious Coverage, and Section 27-1008 – Parking. The petitioner proposed to divide the existing single-family semi-detached into two dwelling units and expand the off-street parking to the rear of the property.

Persons who wish to become parties to the application must notify the Borough of their intent to ask for party status at least five (5) days prior to the scheduled hearing by emailing the attached entry of appearance form to [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov). Said persons must be available to participate in the zoning hearing on the scheduled date and time. It is noted that submitting the attached entry of appearance form does not guarantee that you will be granted party status. The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

Thank you,  
Zoning Hearing Board

## ZONING HEARING REMOTE SESSION ACCESS INSTRUCTIONS

The public is encouraged to participate as follows:

**Audio Feed Participation:** You may dial-in to access the audio feed of the meeting. All participants (whether listening or providing comments) must use this method of audio participation, even those using Go-To-Meeting to access the video feed. To access audio, please use the below number and access code/password information.

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(669\) 224-3319](tel:+16692243319)

Access Code: 779-258-741

*We ask that you please keep your phones on mute at all times, unless giving a public comment as set forth in the Public Comment section below.*

**Video Feed Participation:** The public may access the video feed by using the link provided below.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/779258741>

(Link is also the Borough of Conshohocken website: [www.conshohockenpa.gov](http://www.conshohockenpa.gov))

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/779258741>

If you have already downloaded the Go-To-Meeting application, the link will redirect you to the application itself. Please follow the instructions.

It is recommended that you download the application in advance of the meeting time. If you attempt to sign in prior to the start of the meeting, the Go-To-Meeting application will inform you that the meeting has not started. Please close the application and log back in at the time of the meeting (7:00 PM).

**Public Comment:** There will be a designated time on the agenda for public comment. Those with public comment shall state their name and address. Prior to the start of the meeting, you may submit written comments by e-mailing them to [Bmyrsiades@conshohockenpa.gov](mailto:Bmyrsiades@conshohockenpa.gov). Similarly, during the meeting, you may submit written comments by e-mailing them to [bmyrsiades@conshohockenpa.gov](mailto:bmyrsiades@conshohockenpa.gov).

Public comments submitted in this manner will be read by a member of Borough Administration during the public comment period. Because the actual time of the public comment period is determined by the pace of the meeting, please submit all comments as soon as possible, whether before or during the meeting. Written comments shall include the submitting person's name, address, and property in question.

The Conshohocken Zoning Hearing Board thanks you in advance for your cooperation during the remote meeting. If you encounter problems participating during the meeting, or have questions regarding the above prior to the meeting, please contact the Borough at [bmyrsiades@conshohockenpa.gov](mailto:bmyrsiades@conshohockenpa.gov).



# The Borough of Conshohocken Zoning Hearing Board

## Entry of Appearance as a Party

I/We \_\_\_\_\_

Request to be granted party status in Application Z \_\_\_\_\_.

Applicant: \_\_\_\_\_

Please print name and address below:

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Please Sign Below:

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Please return form via mail or e-mail to the below:  
*(Entry must be received no later than Wednesday September 23, 2020)*

MAIL:

Borough of Conshohocken  
Attn: Bobbi Jo Myrsiades  
400 Fayette St. - Suite 200  
Conshohocken, PA 19428

E-MAIL:

[zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov)



## BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

### MAYOR

Yaniv Aronson

### BOROUGH COUNCIL

Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Robert Stokley, Senior Member  
Anita Barton, Member  
James Griffin, Member  
Jane Flanagan, Member  
Karen Tutino, Member

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Stephanie Cecco  
Borough Manager

### MEMORANDUM

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Date: September 10, 2020

To: Stephanie Cecco, Brittany Rogers

From: Eric P. Johnson, P.E.

Re: 408 W. 6<sup>th</sup> Avenue Zoning Determination

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#### **History of the Site:**

408 W. 6th Avenue is a 2,800 square-foot lot located in the Borough Residential 1 (BR-1) Zoning District and is developed with a single-family semidetached dwelling (twin), along with a patio, shed, and two car off-street parking located to the rear of the property. The dwelling is a three-story building with a front entrance on both the first and second floors. The first floor of the property was used for many years as a dry-cleaning business but has subsequently been recombined into a single-family dwelling. The property currently consists of 74% impervious coverage.

#### **Current Request:**

The applicant proposes to divide the existing single-family semidetached dwelling into two dwelling units and use the first floor as a rental property. The applicant is either seeking relief from the requirement to provide additional off-street parking for the new dwelling unit, or relief from the impervious coverage requirements to expand the off-street parking area to the rear of the property to provide a total of 4 parking spaces.

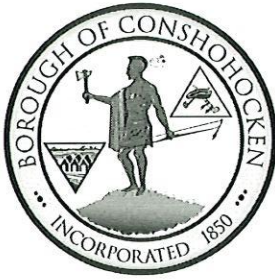
#### **Zoning Determination:**

Per §27-1002, the permitted uses in the BR-1 zoning district include single-family detached dwellings and single-family semidetached dwelling. The applicant is proposing to convert a permitted single-family semidetached dwelling use into a duplexed with one residential unit placed over the other. A variance is required for the proposed change in use.

Per §27-1008, the addition of a residential dwelling unit on the property requires compliance with the off-street parking standard of 2 parking spaces per unit. Therefore, a total of 4 off street parking spaces must be provided to the rear of the property, otherwise a variance would be required.

Per §27-1005.G, the maximum impervious coverage on a lot shall not exceed 60%. The property has an existing non-conforming impervious coverage of 74%. The applicant proposes to increase the impervious coverage by 260 square feet to 84% of the lot area in order to provide an enlarge parking area for 4 cars. A variance would be required.





## BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

### Zoning Application

BOROUGH OF CONSHOHOCKEN

AUG 25 '20 PM 8:00

RECEIVED

Application: 2-2020-09  
Date Submitted: 8-21-20  
Date Received: 8-25-20

1. Application is hereby made for:

☐ Special Exception ☒ Variance

☐ Appeal of the decision of the zoning officer

☐ Conditional Use approval ☐ Interpretation of the Zoning Ordinance

☐ Other \_\_\_\_\_

2. Section of the Zoning Ordinance from which relief is requested:

27-1002 (Duplex) - 27-1008 (Parking) - 27-1005G (Impervious Coverage)

3. Address of the property, which is the subject of the application:

408 W 6th Ave, Conshohocken, PA, 19428

4. Applicant's Name: Alexander Frazier

Address: 408 W 6th Ave, Conshohocken, PA, 19428

Phone Number (daytime): 610-349-4326

E-mail Address: af3685@gmail.com

5. Applicant is (check one): Legal Owner ☒ Equitable Owner ☐; Tenant ☐

6. Property Owner: Alexander Frazier

Address: 408 W 6th Ave, Conshohocken, PA, 19428

Phone Number: 610-349-4326

E-mail Address: af3685@gmail.com

7. Lot Dimensions: 20x140 Zoning District: BR-1 Zoning District

8. Has there been previous zoning relief requested in connection with this Property?

Yes ☐ No ☒ If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The current use of the property is residential. The back of the home has a shed with the dimensions of 10x8. Since owning the home, we had replaced all of the concrete around the property which include the front sidewalk, the stairs leading up to the home, the side walkway, and the back patio.

10. Please describe the proposed use of the property.

We are looking to convert the downstairs of the home into a single apartment. We are also looking to add 13 feet to our existing 23 foot parking lot in the back of the home. This will allow us to park 4 vehicles (2 for each property). More detail provided in sketch.

11. Please describe proposal and improvements to the property in detail.

We would need to remove 5 trees in the back of the home, and move the shed a few feet in order to accommodate the parking requirements put forth by the borough. We would put gravel or leave the parking lot as grass, whichever the borough requests.

Inside the home, we would be adding a refrigerator, stove, and sink to the middle space in the downstairs to make it a complete kitchen.



12. Please describe the reasons the Applicant believes that the requested relief should be granted.

We believe the house is designed as a great one bedroom apartment. The relief will allow us to supply a great space for a new resident to Conshohocken, and will also allows us to not disrupt the neighborhood at all. We take pride in the community and want to make sure we don't impose on anyone.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: \_\_\_\_\_

The property was built originally to be a business, it has been converted into living space since we bought the house.

b. How the Zoning Ordinance unreasonably restricts development of the property:  
I am not aware of any unreasonable restriction for this property.

c. How the proposal is consistent with the character of the surrounding neighborhood. \_\_\_\_\_

The neighborhood has a lot of rental properties existing. Some of them are duplexes already.

d. Why the requested relief is the minimum required to reasonably use the

property; and why the proposal could not be less than what is proposed.

We are happy to work directly with the borough in order to meet all requirements for the relief we are seeking. We want to do this right. We want to make sure there is no impact on our neighborhood, so we are proposing solutions that help eliminate them.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

N/A

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

N/A

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

N/A

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

N/A

c. Please describe in detail the reasons why the requested relief should be granted.

N/A

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: N/A

b. Address: N/A

c. Phone Number: N/A

d. E-mail Address: N/A



I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Alexander Frazier *Alexander Frazier*

Applicant

Alexander Frazier *Alexander Frazier*

Legal Owner

~~8/26/2020~~ 8/25/2020 - AF

Date

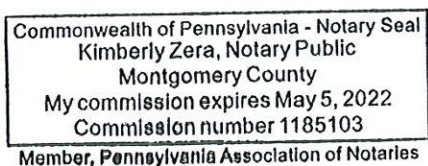
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 25 day of  
August, 2020 By Alexander Frazier.

*Kimberly Zera*  
Notary Public

(Seal)





## BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

### Decision

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(For Borough Use Only)

Application Granted ☐

Application Denied ☐

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

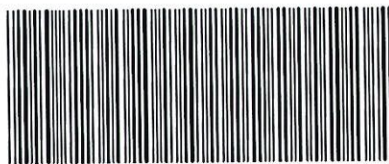
DATE OF ORDER: \_\_\_\_\_



DEED BK 6164 PG 02113 to 02121

INSTRUMENT # : 2019090008

RECORDED DATE: 12/12/2019 10:44:16 AM



5712311-0020F

MONTGOMERY COUNTY ROD

## OFFICIAL RECORDING COVER PAGE

Page 1 of 9

**Document Type:** Deed  
**Document Date:** 11/20/2019  
**Reference Info:**

**Transaction #:** 5959726 - 2 Doc(s)  
**Document Page Count:** 8  
**Operator Id:** sford

**RETURN TO:** (Simplifile)  
Germantown Title-Blue Bell  
502 West Germantown Pike, Suite 200  
East Norriton, PA 19403  
(610) 631-1540

**PAID BY:**  
GERMANTOWN TITLE-BLUE BELL

**\* PROPERTY DATA:**

**Parcel ID #:** 05-00-08824-00-9  
**Address:** 408 W SIXTH AVE

**Municipality:** PA  
Conshohocken Borough  
(100%)  
**School District:** Colonial

**\* ASSOCIATED DOCUMENT(S):****CONSIDERATION/SECURED AMT:** \$340,000.00

DEED BK 6164 PG 02113 to 02121  
Recorded Date: 12/12/2019 10:44:16 AM

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$8.00
Additional Names Fee	\$2.00
Affordable Housing Pages	\$8.00
Affordable Housing Names	\$2.00
State RTT	\$3,400.00
Conshohocken Borough RTT	\$1,700.00
Colonial School District RTT	\$1,700.00

**Total:** \$6,906.75

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office in  
Montgomery County, Pennsylvania.



**Jeanne Sorg**  
Recorder of Deeds

Rev1 2016-01-29

**PLEASE DO NOT DETACH****THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

**Prepared By:**

Restore Land Transfer  
1610 W. Main Street, Suite 404  
Collegeville, PA 19426  
File No.: GRO-35363-AJ

**Return To:**

Restore Land Transfer  
1610 W. Main Street, Suite 404  
Collegeville, PA 19426

Parcel No(s): 05-00-08824-00-9  
Address: 408 West Sixth Avenue  
Township of Conshohocken  
Consideration: \$340,000.00

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-08824-00-9 CONSHOHOCKEN BOROUGH  
408 W SIXTH AVE  
JEFFRIES CHARLES H & GRANVILLE L & SALVIA BEVERLY T ETAL  
B 031 L U 016 4100 12/09/2019 LG

**SPECIAL WARRANTY DEED**

THIS INDENTURE Made this 20<sup>th</sup> day of November, 2019 between Charles H. Jefferies and Beverly T. Salvia and Granville L. Jefferies and John T. Jefferies and Doranne E. Bigelow and Harry G. Jefferies, (hereinafter referred to as "Grantors"), and Alexander Frazier and Jessica Materlin, (hereinafter referred to as "Grantees").

WITNESSETH: That the said Grantors in consideration of Three Hundred Forty Thousand And No/100 Dollars (\$340,000.00) to them now paid by the said Grantees, at or before the sealing or delivering hereof, the receipt and sufficiency of which are hereby acknowledged, do grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said Grantees, their heirs, successors and assigns, TENANTS BY THE ENTIRETY.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by H.D. Herbert, Reg. Engineer, on June 12, 1949, as follows:

BEGINNING at a point on the Northeasterly side of Sixth Avenue, eighty feet wide, at the distance of sixty feet Northwestwardly from the Northwesternly side of Freedley Street, sixty-six feet wide; thence along the said side of Sixth Avenue, North forty-nine degrees West twenty feet to a point; thence extending North forty-one degrees East one hundred and forty feet to a point on the Southwesterly side of a twenty feet wide alley; thence along said side of said alley, South forty-nine degrees East twenty feet to a point a corner; thence South forty-one degrees West the line for a part of the distance extending through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, one hundred forty feet to the place of beginning.

BEING Parcel No. 05-00-08824-00-9

Being the same premises which Charles S. Jefferies and Rita T. Jefferies, his wife by Indenture dated 8-12-2004 and recorded 10-20-2004 in Montgomery County in Deed Book 05529 Page 2614 conveyed unto Beverly T. Salvia, Charles H. Jefferies, Granville L. Jefferies, Doranne E. Bigelow, Harry G. Jefferies and John T. Jefferies, Tenants in common, each to as an undivided interest, in fee.



**UNDER AND SUBJECT TO**, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Montgomery County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

**HAZARDOUS WASTE PROVISION:** The Grantors herein certify that the land hereby conveyed have, to their knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act No. 97 of 1980. This notice is given pursuant to requirements of Section No. 405 of said Act. (35 P.S. 6018-101, et seq.)

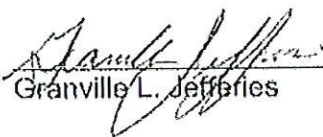
**THIS DOCUMENT MAY (DOES) NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE (HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This statement inserted pursuant to Act No. 431 of the Commonwealth of Pennsylvania of 1957 P.L. 984. The foregoing statement in and of itself shall not be construed to be an exception or reservation of the coal under the within described premises.]**

**TOGETHER** with all and singular, the said property, improvements, ways, streets, passages, waters, watercourses, rights, liberties, privileges, hereditaments, interests and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, property, claim and demand whatsoever of the said Grantors, in law, equity or otherwise howsoever, of, in and to the same and every part thereof, with appurtenances;

**TO HAVE AND TO HOLD** the said messuages or tenement and tract of land, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the Grantees, their heirs and assigns forever.

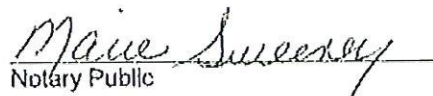
And the said Grantors, for their heirs, successors, executors, administrators and assigns covenant, grant and agree to and with the said Grantees, their heirs, successors and assigns, that the said Grantors, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter, or thing whatsoever whereby the Premises hereby granted or any party thereof, is, are, shall, or may be impeached, charged, or encumbered, in title, charge, estate or otherwise howsoever and the Grantors shall and will **SPECIALY WARRANT** and defend the Premises hereby conveyed.

Attest:

  
Granville L. JefferiesSTATE OF PaCounty OF Montgomery

I, Marie Sweeney, a Notary Public for the County of Montgomery and State of Pa, do hereby certify that Granville L. Jefferies personally appeared before me this 20th of November, 2019 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal.

  
Notary Public

My Commission Expires:

(SEAL) 8-6-2021

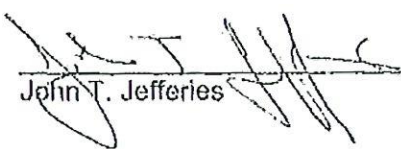
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Marie Sweeney, Notary Public  
Conshohocken Boro, Montgomery County  
My Commission Expires Aug. 6, 2021

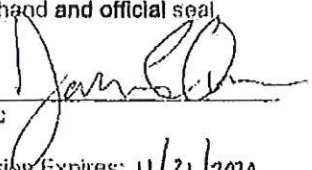
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Attest:

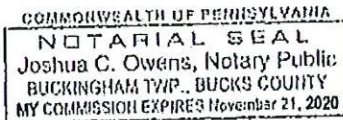
  
John T. JefferiesUNOFFICIAL COPY  
DEED 6164 021173  
STATE OF Pennsylvania  
County OF Bucks

I, Joshua C. Owens, a Notary Public for the County of Bucks and State of Pennsylvania, do hereby certify that John T. Jefferies personally appeared before me this 20th of November, 2019 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal.

  
Notary PublicMy Commission Expires: 11/21/2020

(SEAL)





IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Attest:

Charles H. Jefferies  
Charles H. Jefferies

STATE OF Pennsylvania

County OF Montgomery

I, Amanda V. Distefano, a Notary Public for the County of Delaware and State of Pennsylvania, do hereby certify that Charles H. Jefferies personally appeared before me this 21<sup>st</sup> of November, 2019 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal.

Amanda V. Distefano  
Notary Public

My Commission Expires: May 21, 2023

(SEAL)

Commonwealth of Pennsylvania - Notary Seal  
AMANDA V DISTEFANO - Notary Public  
Delaware County  
My Commission Expires May 21, 2023  
Commission Number 1198061

Attest:

Beverly T. Salvia  
Beverly T. Salvia

STATE OF PennsylvaniaCounty OF Montgomery

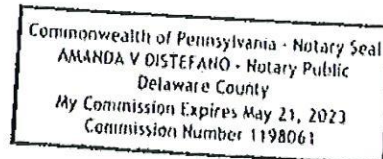
Amanda V. Distefano, a Notary Public for the County of Delaware and State of Pennsylvania, do hereby certify that Beverly T. Salvia personally appeared before me this 21<sup>st</sup> of November, 2019 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal.

Amanda V. Distefano  
Notary Public

My Commission Expires: May 21, 2023

(SEAL)




Attest:

  
Doranne E. BigelowSTATE OF PACounty OF MONTGOMERY

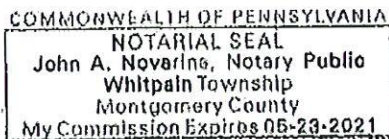
I, John A. Novarino, a Notary Public for the County of MONTGOMERY and State of PENNSYLVANIA, do hereby certify that Doranne E. Bigelow personally appeared before me this 26 of NOVEMBER, 2019 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal.

  
Notary Public

My Commission Expires:

(SEAL)





Attest:

[Signature]  
Harry G. Jeffries

STATE OF PACounty OF Montgomery

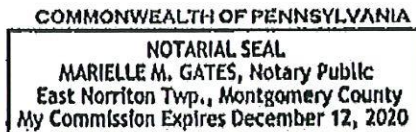
I, Marielle Gates, a Notary Public for the County of Montgomery and State of PA, do hereby certify that Harry G. Jeffries personally appeared before me this 25<sup>th</sup> of November 2019 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal.

[Signature]  
Notary Public

My Commission Expires:

(SEAL)



## Certificate of Residence

I, Amanda Distefano, do hereby certify that the precise residence and the complete post office address of the within named grantee is:

408 West Sixth Avenue, Conshohocken, PA 19428

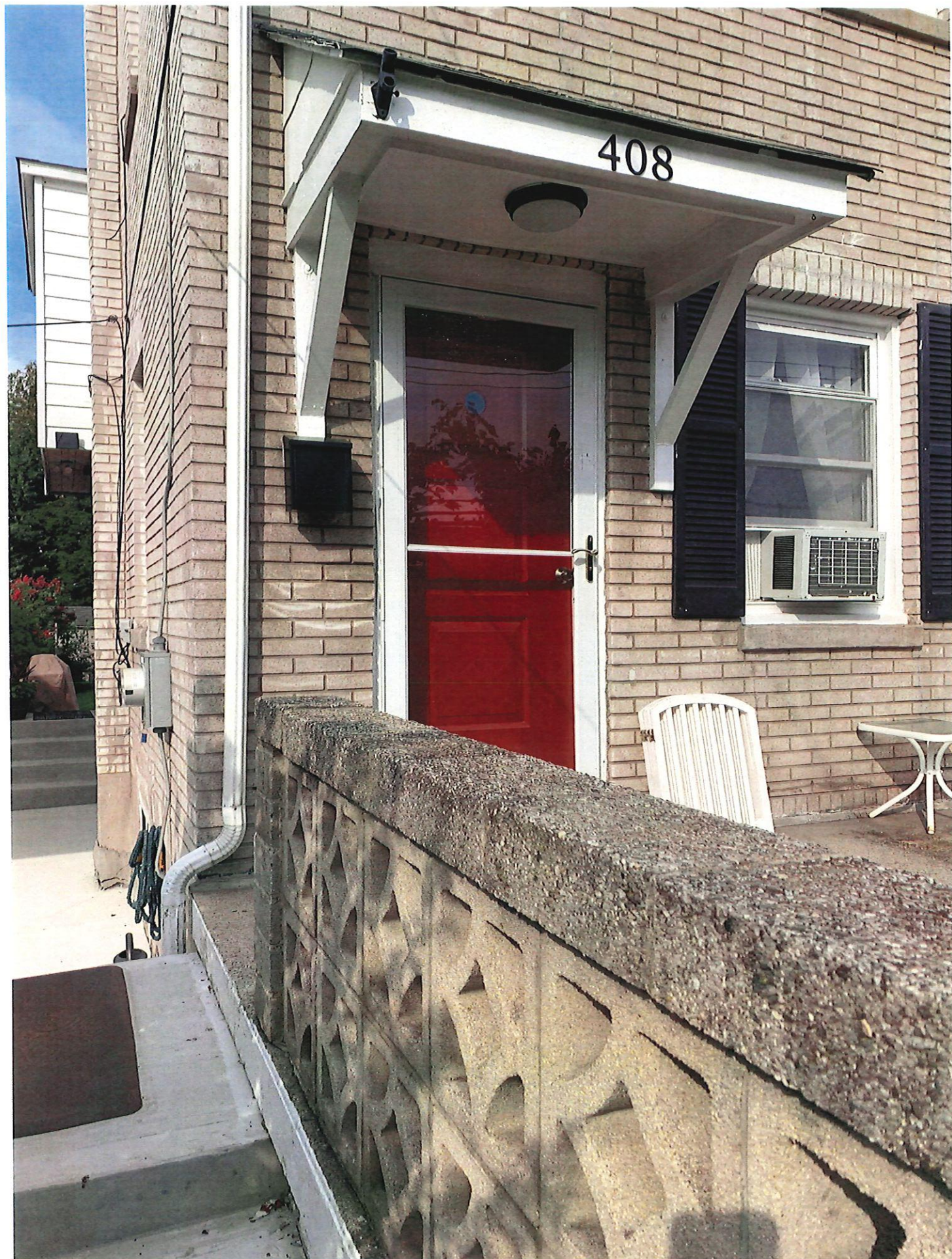
[Signature]



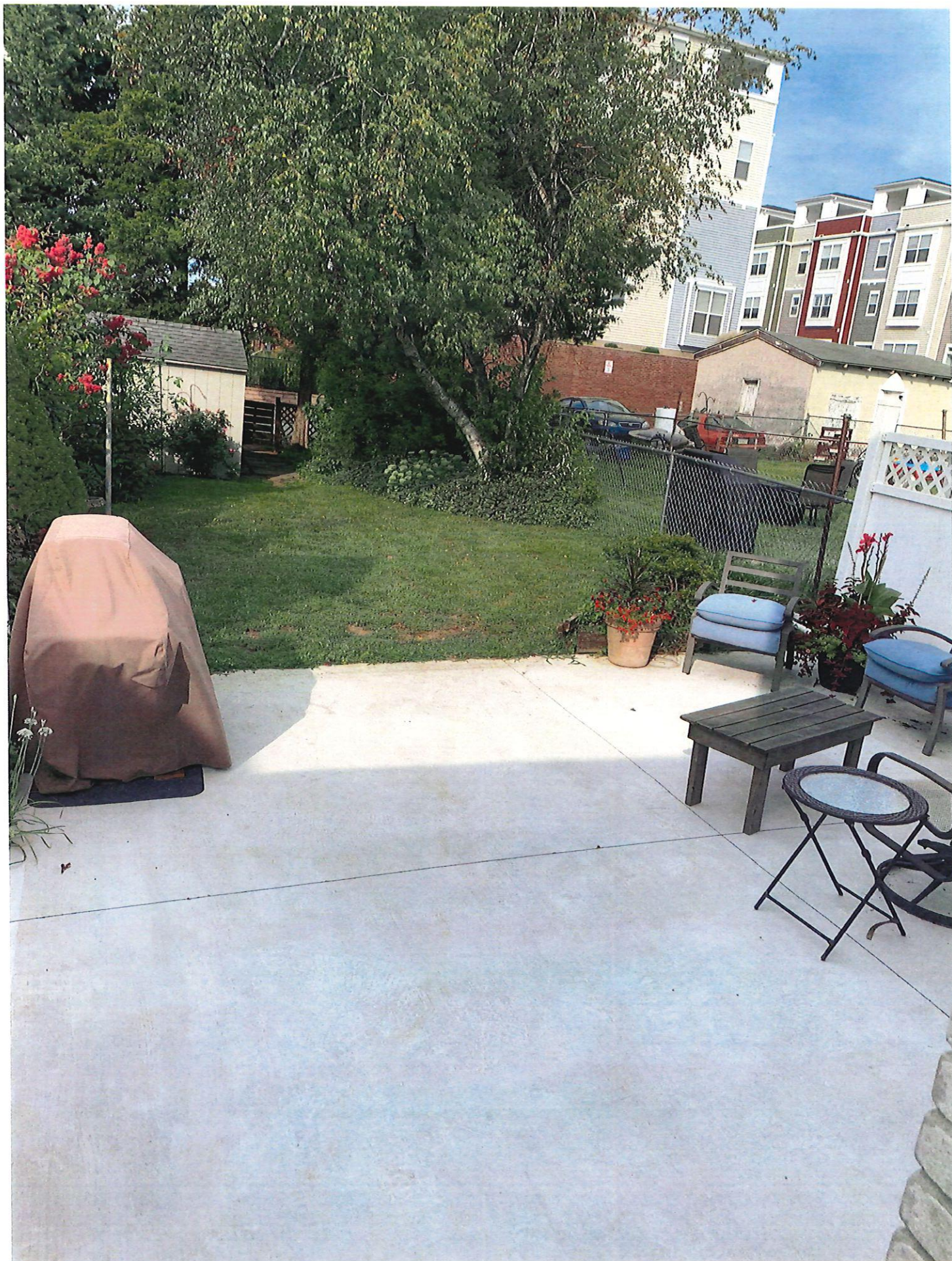






























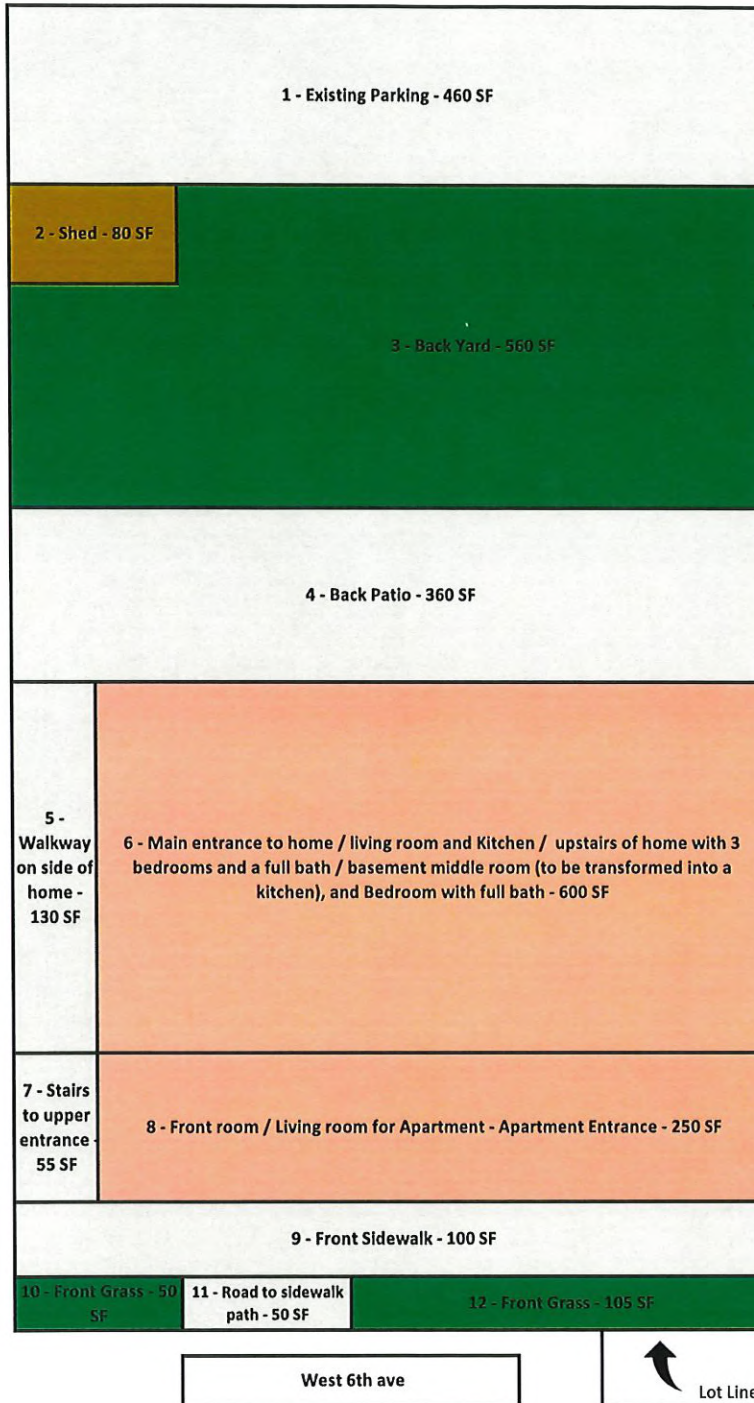








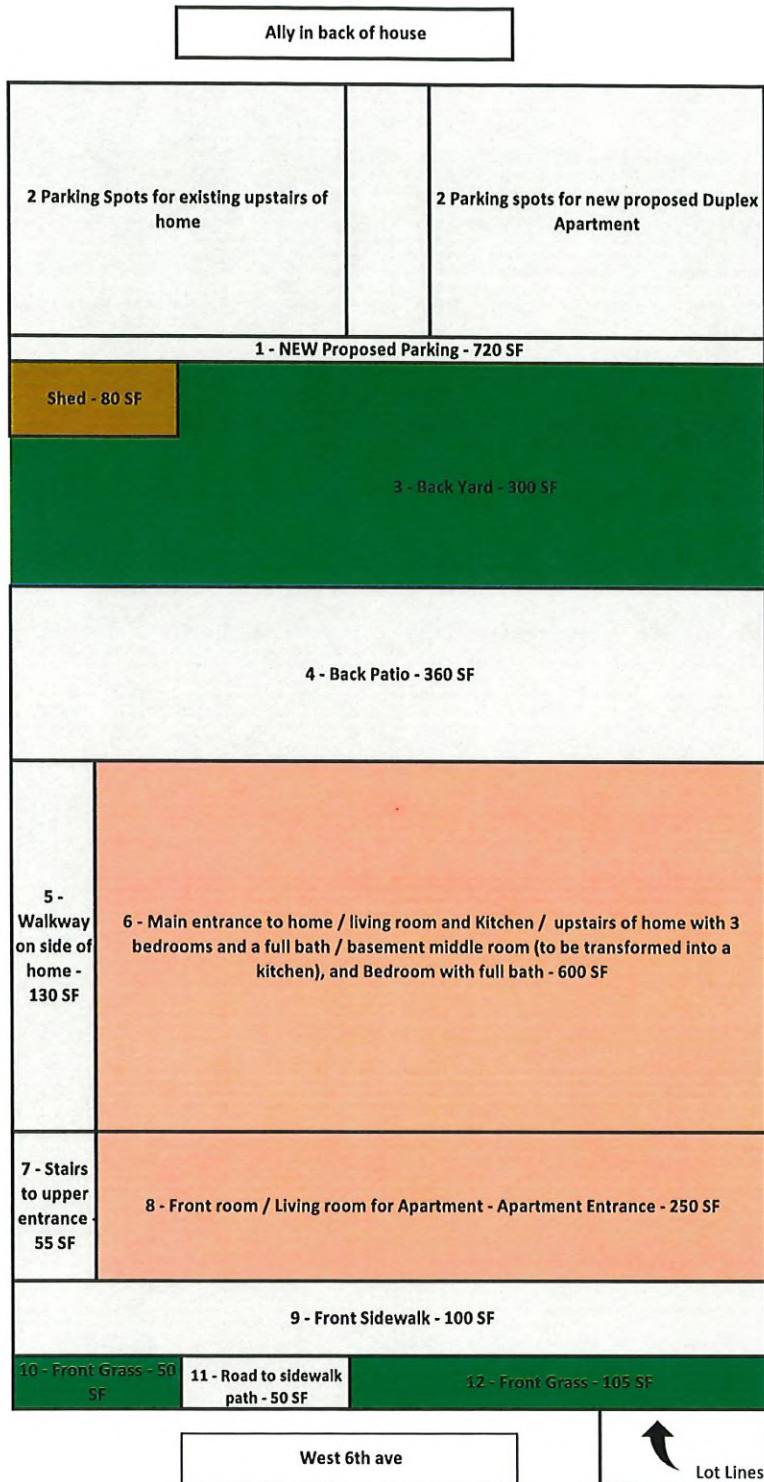
Ally in back of house



Key	Impervious Coverage:
6,8	House: 850 SF
1	Parking: 460 SF
2	Shed: 80 SF
4	Patio: 360 SF
5	Walkway - 130 SF
7	Stairs - 55 SF
9	Sidewalk - 100 SF
11	Front Path - 50 SF
Total SF 2085 SF	

408 W 6th Ave, Conshohocken, PA, 19428  
Submitted 8/26/2020





Key	Impervious Coverage:
6,8	House: 850 SF
1	Parking: 720 SF
2	Shed: 80 SF
4	Patio: 360 SF
5	Walkway - 130 SF
7	Stairs - 55 SF
9	Sidewalk - 100 SF
11	Front Path - 50 SF
Total SF 2345 SF	

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Submitted 8/27/2020

408 W 6<sup>TH</sup> AVE,  
CONSHOHOCKEN, PA,  
19428

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PRESENTED BY:

ALEX & JESSI FRAZIER



## ABOUT THE FRAZIER'S

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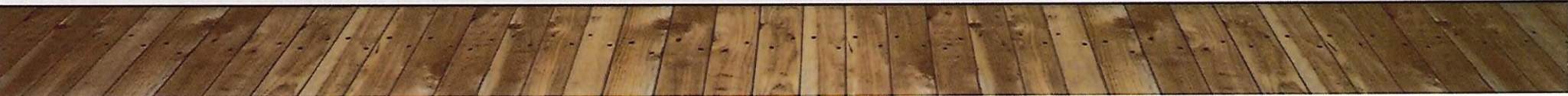
- Alex and Jessi met in Conshohocken at the Lucky Dog Saloon in the fall of 2016.
- At that time, Jessi was renting a studio on 8<sup>th</sup> and Forrest. Alex was living with roommates on w 6<sup>th</sup> Ave.
- We moved in together at Shery Lake Apartments winter of 2017.
- Married in September of 2019, and purchased this home in November of 2019.
  - We never looked at any houses outside of Conshohocken.
- Had our first child in this house on May 1<sup>st</sup>
- We plan to stay here for the foreseeable future.



## HISTORY OF 408 W 6<sup>TH</sup> AVE

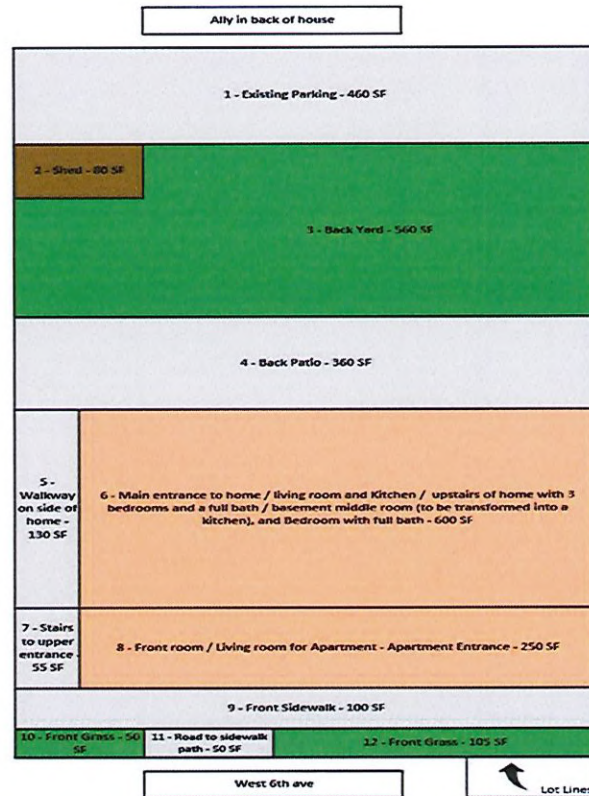
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- Home was built in 1949.
- The front exterior extension was added to the property in 1958.
- Downstairs of home was converted into “Reds Cleaners” which opened in 1958 and still served customers into the 2010’s.
- Home had one owner prior to Jessi and Alex.
- In 2017, a renovation was done to the basement of the home converting the space from Reds Cleaners into the livable space we will present today.
- Spring 2020 – Jessi and Alex did a major concrete upgrade on the entire property.





## Current Site Plan

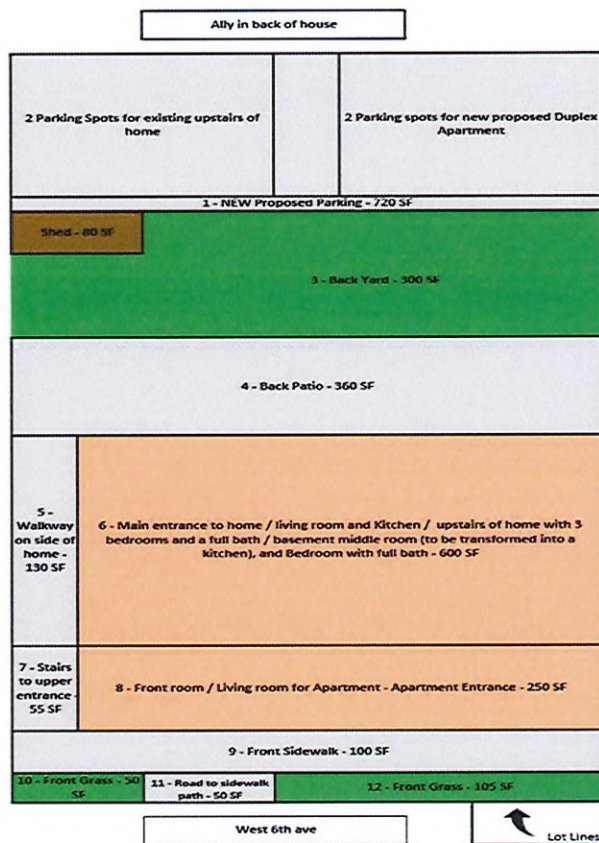


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Total SF 2085 SF	

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# Impervious Site Plan

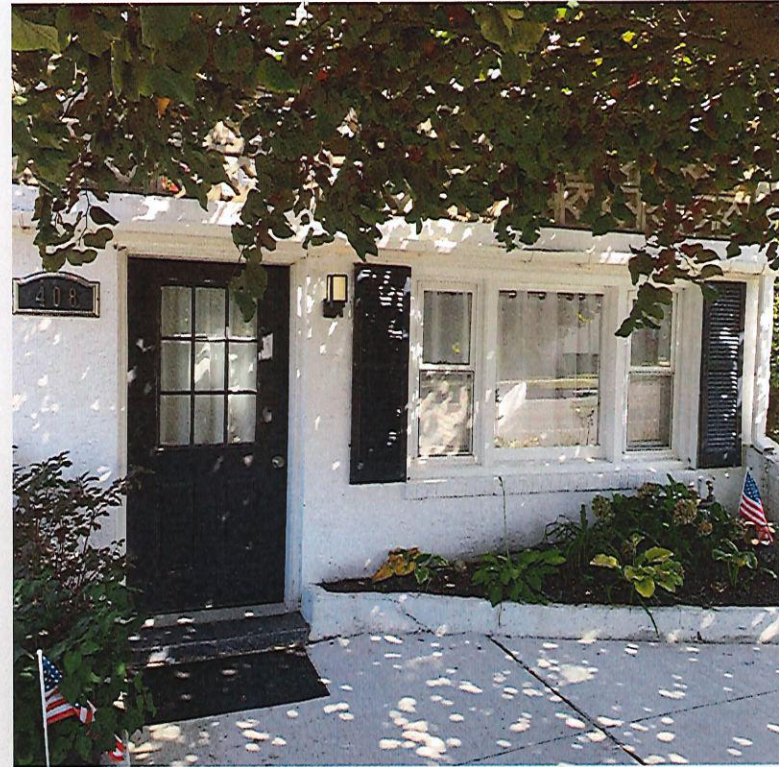


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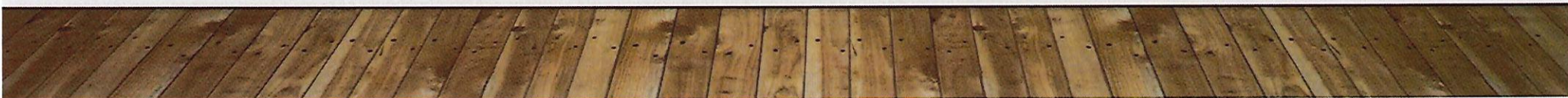
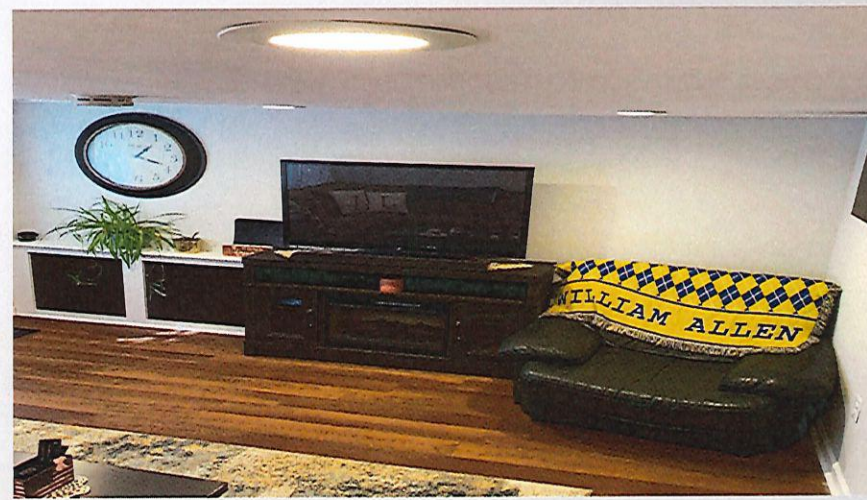


Exterior – Front Entrance to home and proposed apartment



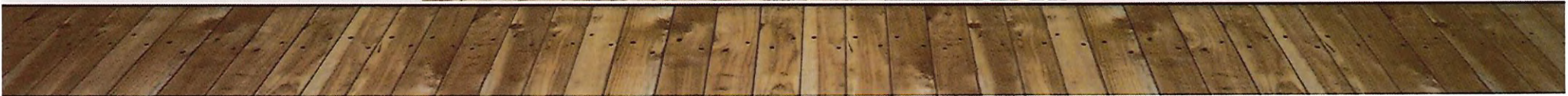
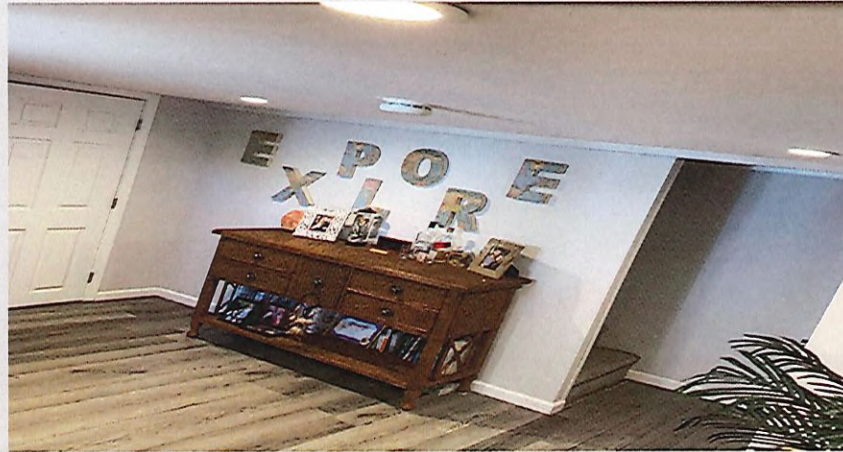


## Room 1 – Living Room



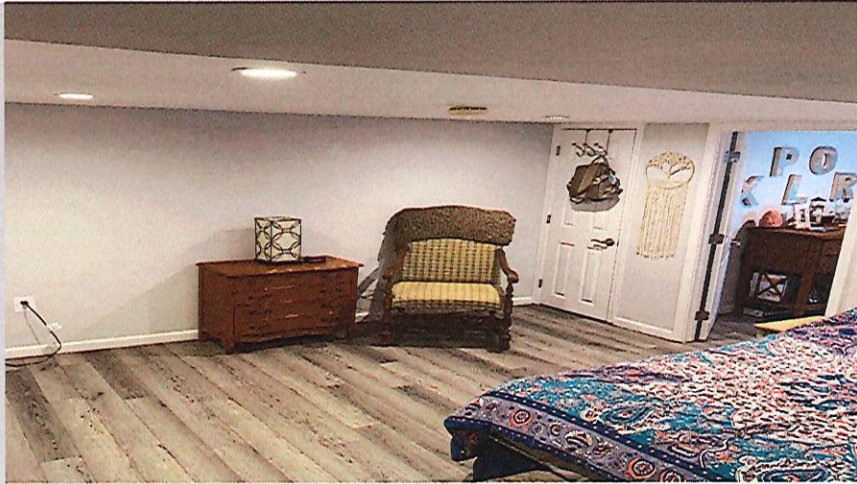


Room 2 – currently an office – will be converted into a Kitchen



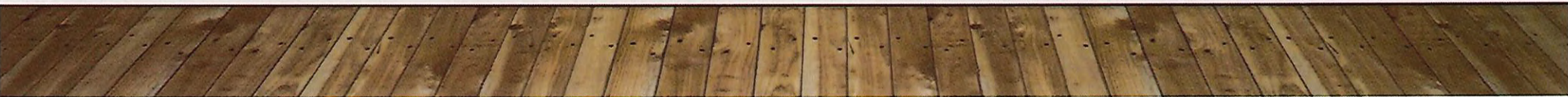


Room 3 – Bedroom



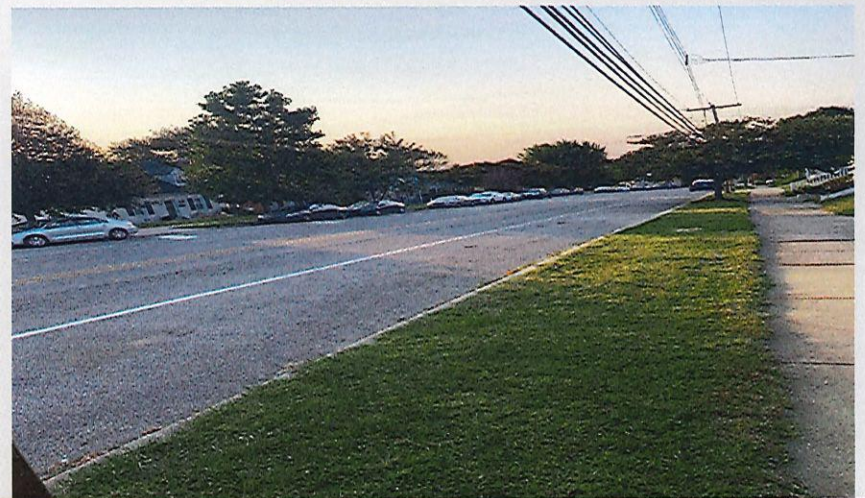


## Rooms 4/5 – Bathroom & Closet



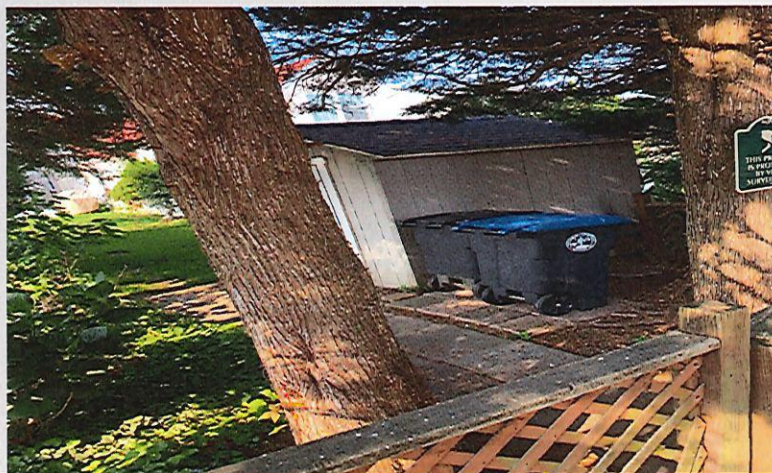


## Parking Overview





# Parking Solution





# PROPOSAL SUMMARY

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- Turn downstairs into one bedroom apartment.
- Add 260 SF of parking in back of home to ensure we have 2 off street parking spots for each unit (36x18 ft).
  - Removing 5 trees in the back of the home.
- Add kitchen into the middle room of the basement.
  - Fridge, Stove/oven, sink, counter space, & proper shelving.
- Add all safety requirements to apartment.
- Follow any additional requirements from borough.



**Thank you !**  
**Questions ?**